Name and Address of New Owner:
Kimberly Cazares
2518 Bethwood Drive
Nashville, TN 37207

Send Tax Bills To:
United Wholesale Mortgage
700 South Blvd East
Pontiac, MI 48341
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1273507 DEEDWARR
05/15/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250515-0038240

Map & Parcel No: 072-01-0-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Twana Letrice Armstrong, a single woman**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Kimberly Cazares, an unmarried woman, as sole ownership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 156 on the Plan of Shepardwood Subdivision, Section 2, as of record in Book 4460 Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert T. Armstrong and wife Clara M. Armstrong by Warranty Deed from Patricia Roberts Harris, Secretary of Housing and Urban Development of record in Book 5112, page 56, Register's Office for Davidson County, Tennessee, dated January 24, 1977 and recorded on February 3, 1977.

Being the same property conveyed to Robert T. Armstrong by Quit Claim Deed from Clara M. Armstrong of record in Book 8904, page 716, Register's Office for Davidson County, Tennessee, dated January 8, 1993 and recorded on April 2, 1993.

Robert T. Armstrong deceased on or about November 27, 2008. See Affidavits of Heirship recorded in Instrument No. 20090219-0014444 and Instrument No. 20140421-0032521.

NOTE: Affidavits of Heirship recorded in Instrument No. 20090219-0014444 and Instrument No. 20140421-0032521 Register's Office for Davidson County, Tennessee, have been executed by the daughter and widow of the decedent, who are also heirs of the Estate and are therefore, invalid.

Being the same property conveyed to Twana Letrice Armstrong, a single person by Quit Claim Deed from Clara Mai Armstrong, a single person of record in Instrument No. 2014-0033696 Register's Office for Davidson County, Tennessee, dated April 21, 2014 and recorded on April 22, 2014.

This being improved property known as 2518 Bethwood Drive, Nashville, Tennessee, 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2025.

Twana Letrice Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Twana Letrice Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of May, 2025.

Notary Public
My commission expires: 5-9-26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Rutherford)

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of May, 2025.

Notary Public
My commission expires: 05-21-2028

BETHANY SHIPLEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/24/2028 SUMNER COUNTY

File No. GNT-25-4007

Tennessee Certification of Electronic Document

I, CARLY WOODRING, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-14-2025 (date of document).

Affiant Signature

5-14-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY